



Mill Close

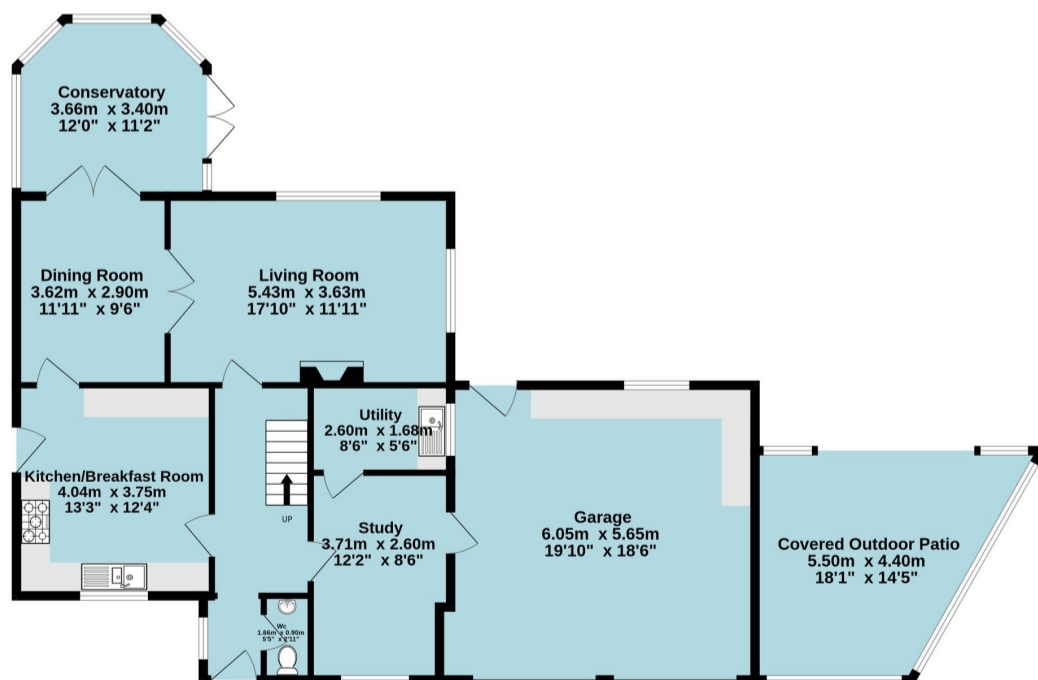
Cannington, Bridgwater, TA5
£550,000 Freehold



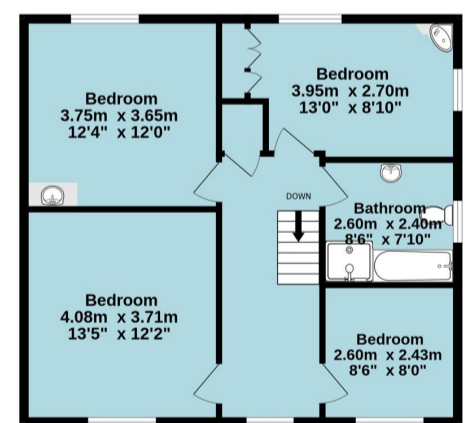
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A beautifully presented detached four bedroom village home with a southerly aspect at the rear overlooking the brook which forms the rear boundary and beyond to open farmland and the Quantock Hills in the distance.

On the ground floor are three reception rooms plus a conservatory which takes full advantage of its aspect overlooking the back garden.

On the first floor are four generous bedrooms and a modern bathroom.

In addition there is parking for multiple vehicles plus a large double garage.

- Village location
- Four bedroom detached house
- Overlooking brook and open farmland
- Three reception rooms
- Conservatory
- Generously sized bedrooms
- Bathroom
- Superbly landscaped garden
- Large double garage
- Multiple off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor with a useful cloakroom with WC and basin. Off to the left is a kitchen/breakfast room with a range of wood effect base and wall cupboards and rolltop working surfaces. There is a window to the front and door to the side. Behind the kitchen area is a dining room with engineered wood flooring and a walkway into the living room which is well proportioned and enjoys a lovely view over the rear garden and brook. Additionally on the ground floor is a good size study, utility room and finally the conservatory overlooks the rear garden.

To the first floor are four very good size bedrooms – three of which are large double and the fourth a good single. These are complemented by a bathroom with bath, separate shower cubicle, WC and basin.

Outside – Are superb landscaped gardens which take full advantage of the local Cannington brook across the rear boundary – they consist of sweeping lawns, flower and shrub beds and steps that lead down onto the bank itself. The property also benefits from an array of off-road parking and a large double garage.

LOCATION: Situated in an ideal position in the popular Somerset village of Cannington, a thriving village with many shops and services including post office, hairdresser, public houses and church. The property is within close walking distance of the local services and amenities. The village abuts the Quantock Hills an Area of Outstanding Natural Beauty, where many rural pursuits can be enjoyed. Bridgwater is approximately 4 miles away and offers a full range retail, educational and leisure facilities. Main line links are available via Bridgwater Railway Station plus a daily coach to London Hammersmith from Bridgwater Bus station. Motorway access can be gained via either junction 23 or 24 of the M5.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: F

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 300Mbps download and 75Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice likely with O2 but limited with data. Limited voice and data available with EE, Three and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** High risk **Reservoirs:** Yes **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)

WM&T



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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